Province of
British Columbia

Annual Report

year ended March 31, 1987

Provincial Agricultural Land Commission

88-03935/

BC
P603
B
1986-87
c. 3

Provincial Agricultural Land Commission Annual Report

for the year ended
31 March 1987

4940 Canada Way Burnaby BC V5G 4K6
660-7000

British Columbia Cataloguing in Publication Data

British Columbia. Provincial Agricultural Land Commission
Annual Report. --1978-

Report year ends March 31
Continues: British Columbia. Provincial Agricultural Annual report. ISSN 0703-2374
ISSN 0708-4048 = Annual report - Provincial Agricultural Land Commission

1. British Columbia. Provincial Agricultural Land Commission. 2. Land use, Rural - British Columbia. 3. Agricultural conservation - British Columbia.

HD319.B7B764 354.7110082'326

Province of
British Columbia

OFFICE OF THE MINISTER

Ministry of
Agriculture and
Fisheries

Parliament Buildings
Victoria
British Columbia
V8V 1X4
Telephone: (604) 387-1978

The Honourable Robert Gordon Rogers
Lieutenant-Governor in Council
Province of British Columbia

May It Please Your Honour:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended 31 March 1987.

Yours truly

John L. Savage

John L. Savage
Minister of Agriculture and Fisheries

British Columbia
Agricultural
Land Commission

Telephone: (604) 660-7000

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

The Honourable John Savage
Minister of Agriculture and Fisheries
Parliament Buildings
Victoria, B. C.
V8V 1X4

Dear Mr. Minister:

Pursuant to Section 28 of the Agricultural Land Commission Act, I respectfully submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended 31 March 1987.

Yours truly

Ian D. Paton

Ian D. Paton, Chairman
Provincial Agricultural Land Commission

TABLE OF CONTENTS

		PAGE
PROVINCIAL AGRICULTURAL LAND COMMISSION MEMBERS		3
CHAIRMAN'S REPORT		5
INTRODUCTION		7
	Mandate	7
	The Agriculture Industry	8
	Objectives of the Commission	9
ADMINISTRATION OF THE AGRICULTURAL LAND RESERVE		11
A	ACTION-ORIENTED PROGRAMS	13
	1. Commission Planning Programs	13
	a) Community Plan Reviews	14
	b) Zoning Bylaw Reviews	16
	c) Incorporated Area Boundary Restructure Reviews	17
	d) The Green Zone Program	17
	2. Special Projects and ALR Review Program	18
	3. Commission Liaison Program	20
	4. Commission Farmland Lease Program	21
	5. Policy Reviews	22
	6. Publications & Seminars	23
B	REACTION-ORIENTED PROGRAMS	23
	1. Research and Processing Branch	23
	a) Application Processing	23
	b) Transportation & Utility Corridor Reviews	27
	2. Soil Conservation Act Administration	27
	3. Mapping Branch	28
THE COMMISSION'S PROGRAMS FOR 1987 - 88		29
AGRICULTURAL LAND COMMISSION STAFF		31
FINANCIAL REPORT		32

SCHEDULES

I	AGRICULTURAL LAND COMMISSION OFFICIAL PLAN, BYLAW AND ALR REVIEWS	35
II	SUMMARY OF STATISTICS BY REGIONAL DISTRICT	36
III	LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE	44

AGRICULTURAL LAND COMMISSION MEMBERS
31 MARCH 1987

Ian D. Paton, P.Ag., Delta, B.C., - Chairman
(Appointed April 1985)
- President, I. D. Paton & Associates Limited
- Director, Paton Holsteins Limited
- Member, Agriculture Advisory Committee, Pacific National Exhibition
- Former President, B.C. Institute of Agrologists, 1979-1980

Former Member, Agricultural Land Commission, 1980 - 1985

Allan Claridge, Oyama, B.C., - Commissioner
(Re-appointed May 1985)
- Orchardist
- Former President, B.C. Fruit Growers Association
- Former Chairman, Canadian Horticultural Council, 1970

Former Member, Agricultural Land Commission, 1976 - 1980

J. A. Collins., P.Ag., Fort. St. John, B.C. - Commissioner
(Appointed December 1985)
- Grain, Forage Seed, Beef Farm
- Inter Ag Group Consulting (Farm Management; Supervision of Land Development/Farm Management)
- Executive Director of B.C. Federation of Agriculture, 1984 - 1987
- Farm Credit Corporation Appeal Board Member
- Director, B.C. Grain Producers Association
- Board Member, Agriculture Research & Development Corporation (ARDCORP)

AGRICULTURAL LAND COMMISSION MEMBERS
continued

Joe Lauder, Quilchena, B.C. - Commissioner
(Appointed March 1986 - term expired February 1987)
- Rancher, Springbank Ranch, Quilchena, B.C.
- Former President, B.C. Cattlemen's Association, 1953 - 1954
- Former Director, B.C. Livestock Co-op

John Malenstyn, Delta, B.C. - Commissioner
(Appointed March 1987)
- Dairy and Crops Operation, Delta
- Director, Mainland Dairyman's Association,
- Director, B.C. Dairy Foundation
- Member, Greater Vancouver Landfill Advisory Committee
- President, Independent Dairymen's Association
- Director, Dairy Farmers of Canada
- Former Member, Delta Advisory Planning Committee, 1985 - 1987
- Former Director, B.C.I.A. Centre, 1974 - 1987

Robert P. Murdoch, Burnaby, B.C., - Commissioner
(Re-appointed 3 October 1984)
- General Manager, Agricultural Land Commission
- Former Manager, University Endowment Lands
- Former Regional Director, Ministry of Lands Parks and Housing
- A Number of Years with the Veteran's Land Act Administration

CHAIRMAN'S REPORT

As predicted in my preface to the 1985-86 Annual Report the Province has entered a period of renewed economic growth and as a result the Agricultural Land Commission has been increasingly involved with Regional Districts and Municipalities on the ongoing subject of land use planning. This is a vital part of the Commission's work and is in our view the most satisfying as it is and has been my consistent opinion throughout my Chairmanship that well structured community plans, prepared through dialogue and discussion with ourselves and other referral bodies will allow orderly development consistent with the preservation of a permanent, self sustaining agricultural land base throughout the Province.

We regret that it has been impossible over the past year for the Commission to travel to all the various regions of the Province with which we deal. Fortunately most of us are well acquainted with the varied and diverse land forms which make up our Province, however a general familiarity with B.C. agriculture cannot replace onsite inspections of areas under discussion and review. It came as no surprise to us in 1986 when several regional districts publicly expressed concerns regarding land use decisions being made in Burnaby for the outlying regions of the Province, as the Commission has not been able to hold hearings outside of Burnaby (other than on a very limited basis) for the past three years.

We foresee some improvement in this situation as various reviews and examinations of the Commission's role in agricultural land use planning are being carried out through discussions with our Minister.

We have assembled an invaluable reservoir of information and planning detail here in our Provincial Headquarters, and our land use legislation here in B.C. has attracted the attention of various agricultural jurisdictions throughout the world.

If we can now display some determination and imagination in the delivery of the services of the Agricultural Land Commission to the regions of the Province affected by our legislation we will have matured in the process to the point where we can be justifiably proud of our accomplishments.

We remain convinced that a Provincial overview combined with good local government discussion and representation will give us the best results in the long term.

We are extremely well served by the Commissioners whose credentials are attached to this report. They have contributed great personal effort and time to the work they are asked to do especially during a period when funds for travel and other expenses have been limited.

Mr. Joe Lauder, a long time Nicola Valley rancher completed his service with the Commission in February of 1987. His position has been capably filled by Mr. John Malenstyn a prominent Lower Mainland dairy and crop farmer. Mr. Malenstyn brings with him vary strong links with the various farm organizations locally, provincially and federally.

In long range socio-economic terms, the preservation of our agricultural land base in this vast and diverse Province is in our opinion a matter of highest priority.

Ian D. Paton, Chairman

INTRODUCTION

The Provincial Agricultural Land Commission is an independent Corporation responsible for the administration of the Agricultural Land Commission Act and the Soil Conservation Act.

Mandate

The mandate of the Commission is set forth in Section 7 of the Agricultural Land Commission Act. That is, to preserve agricultural land and to encourage the establishment and maintenance of farms, and the use of land compatible with agricultural purposes. With the prior approval of the Lieutenant Governor in Council the Act enables the Commission to designate an Agricultural Land Reserve (ALR) wherein the land use is agricultural or uses compatible with agriculture.

The Commission considers the preservation of agricultural land as a long term commitment. Preservation is interpreted in its broadest sense to include protection of the agricultural land base from encroachment of irreversible uses and subdivision as well as protection of the agricultural infrastructure. Recognizing that the land base is but one aspect of a stable agricultural industry, the Commission views the preservation of the farmer and his expertise and the health of the farm community as an integral part of its mandate.

The Commission is also responsible for the administration of the Soil Conservation Act. The purpose of this Act is to prevent the irreversible debilitation of lands within an ALR. Section 2 of that Act prohibits the removal of soil or placement of fill on land in an Agricultural Land Reserve without a permit. Municipalities or regional districts may issue permits but not without the approval of the Commission. The Commission draws upon the expertise within the Soils Branch of the Ministry of Agriculture and Fisheries for assistance in the administration of this Act. (See Page 27)

The Commission makes unbiased decisions based on its mandate established under the Agricultural Land Commission Act and the Soil Conservation Act. Maintaining its independence as a quasi judicial body is considered vital to the carrying out of its role.

As well, the Commission feels that it plays an unofficial role as ombudsman and advocate for members of the farm community, promoting the concerns of agriculture in relationship to other land uses. The Commission has long identified the need for open communication and remains committed to encouraging, participating, and if necessary, initiating dialogue amongst resource agencies, various levels of government, members of the farm community, farm organizations, and the general public.

From the vantage point of having reviewed a considerable number of local government regulatory documents (plans and bylaws), the Commission has found that in the past local government land management decisions were often made on the basis of unrelated short term economic considerations. In many cases these were contradictory to sound environmental, economic, social and most certainly, agricultural interests.

The vast majority of local governments in British Columbia have at least some ALR within their boundaries. Many local governments, although there remain exceptions, have reacted positively to the challenge of preserving our limited foodlands and today work as partners with provincial interests in this continuing effort. The very real influence that the Agricultural Land Commission Act has had on encouraging local governments to make prudent land use decisions concerning urban and rural areas outside the ALR has not always been fully realized. Over the years land management decisions by municipal authorities to wisely use existing and future urban lands will achieve several benefits beyond aiding the preservation of agricultural land. This is especially the case in the delivery of services in a fiscally sound manner as well as enhancing the livability of our communities by maintaining a balance between urban and non urban areas.

The Agriculture Industry

The primoridal needs of human beings are food, shelter, and clothing, in roughly that order. It should be recognized that agriculture serves to meet that first basic need. However, it should also be noted that the search for areas suitable for shelter and associated land use provides us with the greatest challenge we have in attempting to preserve our agricultural land.

At the present time British Columbia imports about slightly less than half of its food requirements from outside the province. Food production has been able to keep up with the population increase. In fact, net production of B.C.'s agricultural products as a percentage of consumption on a per capita basis has increased substantially. For several years the British Columbia government has been striving to reduce its overall dependency on food imports. It is the Commission's opinion that the Province's agricultural land preservation legislation has aided in this effort by ensuring a land base upon which food production can take place in the long term.

Aside from considerations of our food supply options, it has been recognized that agriculture in B.C. is a viable, dynamic industry in its own right. In employment terms alone, in the primary resource sector, agriculture is the largest employer in

B.C. and the agriculture/food system provides at least one of every seven jobs in the Province. Furthermore, B.C. farmers produced agricultural products having a farmgate value of over 1 billion dollars using inputs worth $800 million. After being transported, processed, graded, packaged and marketed, these farm products had a ultimate retail value of about $4 billion.

There is clear evidence that a major segment of the population has been strongly in support of the need to preserve the limited agricultural resource of this Province. That resource amounts to only 4.9% of the Provincial land area, or about 4.7 million hectares.

Canadians as a whole and British Columbians in particular are coming to the realization that agriculture is an important industry - and relative to other resource based industries, one of the most stable in the country. The value of agricultural production has been the most consistent over the years, and that translates itself into steady employment, investment and products. This stabilizing effect has had beneficial spin-offs on the rest of the economy. As the population increases, agriculture is guaranteed to increase in scope.

Farmers continue to be supportive of the farmland preservation legislation when coupled with other agricultural support programs because the benefits inherent in delineating and defending a farm community are clearly understood. Creating an Agricultural Land Reserve has had the effect of providing long term stability to the farm community. Farmland is now protected from encroachment of non-farm uses such as housing and industry. This gives a farmer more confidence in investing to improve his land and his operation, making his operation more effective overall.

The Land Commission Act of 1973 was modified and narrowed in scope in 1978 to deal only with agricultural lands and was renamed the Agricultural Land Commission Act. This new Act has realized only one major change since its enactment in 1973, that being the addition of a provision of appeal to the Minister of Agriculture and Fisheries on exclusion applications. Otherwise, the Act has had only minor changes reflecting the popular support for the Commission's mandate.

Objectives of the Commission

The key mandate of the Commission is the preservation of the agricultural land resource base. To fulfill that task the Commission must retain the options for agricultural use. Thus, as long as other users of the land (such as forestry, wildlife, open space and park uses) do not debilitate the land, and, equally as important, do not create significant impacts for neighbouring agricultural uses, then the Commission considers that use as an acceptable means of safeguarding our food producing options.

An ongoing objective of the Commission is to improve and reaffirm the quality of the ALR boundary through review and incorporation of new or better information as it becomes available. To this end, the Commission for a number of years worked on an Enhanced Fine Tuning Project in co-operation with the Ministry of Agriculture and Fisheries and the Ministry of Environment. While the funding for the program was eliminated in the 1986-87 period, sufficient funds were available for the Commission to continue its work in the Comox Strathcona and Alberni Clayoquot Regional Districts under the Special Projects and ALR Review Program. (See Page 18).

The Commission's objective of encouraging farming and farmland development is partially achieved through its Farmland Lease Program. (See page 21) The Commission presently owns about 3,970 hectares and manages an additional 1,120 hectares of Crown land. These lands are made available to farmers to lease, or lease to purchase, in order to encourage the development and maintenance of farms and the farming community.

Provincial support programs such as farm income assurance, enhanced ARDA projects, and farmland taxation relief are examples of the positive approach taken by government to encourage farmland utilization. The Agricultural Land Commission Act is complementary to the long term success of such programs to enhance and develop British Columbia's agricultural industry.

ADMINISTRATION OF THE AGRICULTURAL LAND RESERVE

In a Province the area of which is greater than the combined areas of the states of Washington, Oregon and California, the identification of all land with agricultural potential, within a short time frame, would have been an insurmountable task had it not been for the existence of the Canada/B.C. Land Inventory classification system for agriculture mapping. That classification system still plays an important role in assisting the Commission as a general guide when formulating decisions on applications and assessing the value of land for soil-bound agricultural uses. Increasingly, however, onsite inspections by staff soils specialists and the Commission, have supplemented that base information. Several other factors are also considered such as site suitability, surrounding land uses, capital expenditures on agricultural infrastructure, and community needs as expressed through plans and policies. As well, the impact a proposal may have on adjacent properties or the integrity of the farming community is also taken into consideration. All of these concerns along with agricultural capability are important in the Commission's decision making process.

The Commission, then, has developed decision making criteria for applications under the Agricultural Land Commission Act and has placed an emphasis on applying these criteria as fairly and consistently as possible. To achieve this end the Commission undertakes periodic policy reviews. In addition a review of past and adjacent land use decisions forms part of the process of considering every application coming before the Commission. (See Page 23) While consistency is a primary concern, the great diversity of the Province must never be forgotten. This diversity is as evident in the agricultural landscape as any other. Therefore, it is important that some degree of flexibility be maintained to adjust policy and respond in a manner that is sensitive to regional differences. The Commission has achieved this through the adoption of several general orders applied to specific areas. By way of example a number of these have special relevance to the northeastern portion of the Province. In the consideration of individual applications as well as the review of local plans and bylaws, effort is continually made to take into account differing situations found throughout the Province. However, while flexibility in policy may be sought were circumstances warrant, this must always be done in the context of the Commission's primary mandate.

Given the objectives of the Commission it is evident that these cannot be achieved by the Commission working in isolation. Therefore, the Commission strives to maintain a spirit of co-operation and a capability to react to the dynamics of a

rapidly changing industry and to the pressures upon its land base. To achieve this the Commission needs to continue to maintain a close relationship with local governments, provincial ministries, farm organizations and the public. (See Page 20)

The Commission acknowledges that other segments of society have requirements for land in order to accommodate other uses such as industry, residences, services and recreation. The Commission does not wish to retard the growth or economic well-being of any community or region, and the Commission's objective is to meet a community's legitimate growth needs while protecting our precious and limited store of higher capability agricultural land. The Commission's program of reviewing local government community plans and zoning bylaws indeed provides an important opportunity to assess these needs.

The Commission deals with the administration of the Agricultural Land Commission Act from two different and distinguishable approaches, yet both are profoundly interrelated. The first is an **"action-oriented"** approach and the second is **"reaction-oriented"**. From the action-oriented perspective, the Commission actively works to seek out potential problem situations and strives to resolve them before they become major concerns. From the reaction-oriented perspective, the Commission considers applications submitted by land owners and local governments pursuant to the Agricultural Land Commission Act and Regulations.

The action-oriented approach encompasses several planning programs. While some problem situations are identified by the Commission; municipalities and regional districts frequently are the first to identify concerns within a portion of an ALR and bring these forward to the Commission for resolution. In most cases, the Commission actively works with local governments to achieve a result that is mutually satisfying to all concerned.

The reaction-oriented application review process, however, also has its beneficial effect. Individual land owners are entitled to make application as a means of initiating change to the use and/or subdivision of their property. They may also wish to exclude land from or include land into the ALR. In the case of exclusion and inclusion applications, each has the potential of adjusting the ALR in a way that will often benefit the farming community by making realistic changes to the ALR. Where applications do not result in changes the Reserve is strengthened by reaffirming its delineation and giving added confidence to existing and new capital investment in the industry. The Commission considers this aspect of their work as reactive since it is ad hoc in the sense that the Commission can only react to a steady stream of applications as they are

received and considered based on relatively consistent criteria. By contrast, the action-oriented approach allows the Commission to take a more global approach rather than look at individual applications. In terms of the land base alone, a larger area is examined to assess the situation, determine the most appropriate course of action and initiate special projects and ALR reviews as necessary, in an effort to resolve whatever problem or problems that may exist.

The reaction-oriented approach takes up a clear majority of the Commission's time, and is centered on the Commission evaluating the merit of every application received under the Agricultural Land Commission Act and Soil Conservation Act. Further discussion of the processing of applications will be forthcoming in this report.

The various components of the Commission's action-oriented programs are described in detail below.

ACTION-ORIENTED PROGRAMS

1. Commission Planning Branch

The Agricultural Land Commission has taken a very active role in reviewing a variety of land use policy documents throughout the Province. These include official plans and bylaws developed by local governments, transportation and utility corridor proposals and a variety of special projects and ALR boundary reviews. Since 1978 a considerable body of experience has been achieved through the Commission's review of more than 550 land use plans, bylaws, special studies and ALR reviews. The consideration of these land use policy documents is not only important to ensure legislative consistency but is crucial to the long term success of the agricultural land preservation program. By way of example, the juxtaposition of the provincial program, as enunciated by the ALR, with community plans or zoning bylaws that advocate contrary use or subdivision policy not only undermines the program but creates confusion and false expectations.

Over the years a strong relationship has developed between the Commission and most regional districts in terms of reviewing plans and bylaws affecting the ALR. This is greatly enhanced by the efforts of the Ministry of Municipal Affairs and is directly aided by the plan review and bylaw referral programs established by that Ministry. The need for Provincial approval of regional district plan and zoning bylaws prior to adoption is seen as a key to ensuring consideration of Provincial

interests. The same provisions, however, are not apparent in the Municipal Act in-so-far as plans and zoning bylaws developed by incorporated municipalities are concerned. Yet, the same care is needed for municipal, as with regional district, bylaws to ensure consistency with the Agricultural Land Commission Act. Some municipalities have indeed failed to refer bylaws affecting the ALR to the Commission for consideration at all or have done so at a very late stage in the process thus eliminating the opportunity for meaningful dialogue. Because local government plans and bylaws are viewed as key components in the effort to preserve the agricultural resource, it is important that serious effort be made by municipalities to refer bylaws to the Commission.

FOR A SUMMARY OF OFFICIAL PLAN, BYLAW AND OTHER REVIEWS ASSOCIATED WITH THE ALR SEE SCHEDULE I, Page 35

(a) Community Plan Reviews

From a historical perspective, almost every community in B.C. established itself in a location with agricultural potential in order to provide a certain level of agricultural self-sufficiency. Unfortunately, for the sake of long-term agriculture, the most easily developable land is often the best for food production purposes. Through increased dialogue between the Commission and local governments, however, some success has been achieved in promoting the location of non-agricultural activities such as housing and industry onto non-agricultural or lower capability agricultural lands.

Important in the effort to preserve agricultural land, Section 31 of the Agricultural Land Commission Act invalidates any bylaw of a municipality or regional district if it is inconsistent with the Act, its Regulations or an Order of the Commission. This section of the Act is intended to compel local governments to prepare community plans that respect the Agricultural Land Commission Act.

Quite often however, a constraint to the effective pursuit of the Commission's mandate has been a lack of commitment to agricultural policies at the local level. The Commission considers its function with respect to community plans to be a review of the overall concept of the plans and a determination of whether the plan designation proposed for lands within the ALR is appropriate. While the review focuses specifically on

the agricultural aspects of the plan, other policies or proposed land uses regarding non-ALR land may also be discussed to ensure the Commission is provided with a comprehensive overview of the land use dynamics of a particular community. This may involve a review of the area's proposed transportation network, overall growth projections and associated servicing policies or the form of development adjacent to the ALR boundary. Commenting on these broader aspects of a plan reflect the reality that the ALR is very often not an isolated component of a community's land base but integrated with other non agricultural land uses. Also of importance is the Commission's consideration of the objectives and policies contained in the plan document to ensure that these are consistent with the intent of the Agricultural Land Commission Act. These plans, while providing for local community growth, should strive to minimize the loss of agricultural lands, provide policies to protect and enhance existing farmland and not encourage false expectations regarding the development of ALR lands for non-farm purposes.

One of the major benefits to be derived from the process of preparing community plans has been the realization, by both local governments and the public, that there is adequate land available to accommodate urban growth without sacrificing the provincial objective of preserving the agricultural land base. Inherent in this realization is the knowledge that servicing for urban purposes on non-agricultural lands does not have to be an expensive proposition if planned properly. For example, the provision of sewer, water and utility infrastructure on upland areas is not necessarily more expensive if the community that is planned for is large enough to enable economies of scale. This compliments recent efforts by the Development Services Branch of the Ministry of Municipal Affairs respecting comprehensive development planning which promotes an integrated approach to land use planning, services planning, financial management, and economic development.

Community Plans that have been reviewed and endorsed by the Commission have direct beneficial effects on the Commission's evaluation of applications. Agreement on plan designations and policies will usually result in Commission decisions on applications that are consistent with the plan.

Following plan reviews, those lands in an ALR and supported positively by a plan are stabilized as a result. The Commission becomes firmer in these areas and

knows that its decisions on individual applications have, as a basis, a well thought out planning exercise behind them.

The Commission's participation in the review of community plans at times leads to block applications being submitted by municipalities or regional districts to have tracts of land either excluded from or included into the ALR. In fact it is not uncommon for the Commission itself to suggest adjustments to the ALR boundary as part of a community plan review process. This Plan Review Program, coupled with Area Specific ALR Reviews, the former Enhanced Fine Tuning Program, and General Orders of the Commission have had the long term benefit of eliminating hundreds of potential individual applications.

(b) Zoning Bylaw Reviews

The Commission also reviews existing and proposed zoning bylaws of local governments. As stated previously, Section 31 of the Agricultural Land Commission Act suspends any portion of a bylaw which is inconsistent with the Act, Regulations or Orders of the Commission. Despite this the Commission has discovered that many zoning bylaws are outdated and have not been amended to reflect the ALR boundaries since enactment of the Agricultural Land Commission Act in 1973.

Inconsistencies may involve non-farm uses permitted in zones applied to the ALR or may relate to minimum lot size provisions applied to ALR lands. Both situations can be very harmful to agricultural land preservation. Not only do some of these errant bylaws not reflect the ALR boundaries, but they do not respect the official community plan designation applied to the same area. Unfortunately this often leads to landowners being given false expectations as to what is permitted with their land. Local governments may also feel compelled to support applications under the Act by individuals only because the proposal is consistent with their zoning bylaw - a bylaw that may have been adopted many years prior to the enactment of the Act with little or no regard to the principles of agricultural land preservation or to their own community plans. This causes great concern for the Commission, and as such, greater emphasis will be placed in upcoming years to pursue the review of zoning bylaws throughout the Province in order to bring them into conformity with the agricultural land preservation program.

(c) Incorporated Area Boundary Restructure Reviews

The Commission reviews proposals to restructure incorporated area boundaries (i.e. cities, towns, districts and villages) that are submitted to the Ministry of Municipal Affairs. The Commission is given an opportunity to comment on these proposals in order to either endorse the proposals or make recommendations for changes prior to final approval. Again, these are similar to Plan Reviews as municipal boundary expansions quite often affect ALR lands. The Commission prefers to examine these proposals in light of official community plans that are adopted in the areas affected.

It has been the Commission's experience that all too often the expansion of municipal boundaries are proposed for the sole purpose of obtaining additional lands for non-farm development. The Commission has a natural and very legitimate interest in this particular process where ALR lands are involved. If history is any guide, many municipalities anticipating an expansion of their boundaries have often shown a decided lack of appreciation of the agricultural resource that is under consideration and the long term impacts on the agricultural community.

Boundary restructuring proposals were reviewed by the Commission in 1986 - 87 for the municipalities of Cranbrook, Sparwood, Okanagan Landing and Enderby.

(d) The Green Zone Program

As another action-oriented activity, the Commission continued its involvement and support for the Ministry of Agriculture and Fisheries' Green Zone Program during 1986 - 87. The Program's primary objective is to develop means through which the potential for conflict between agriculture and non agricultural land uses is lessened and to assure farmers of their right to legitimately farm lands without fear of reprisal or interference from non farm interests.

The work of the Green Zone Committee, made up of representatives of the Ministry of Agriculture and Fisheries, B.C. Federation of Agriculture, and Commission, has been of long standing interest. This is particularly so since the Commission has to deal with conflicts between agriculture and non-agricultural land uses along the urban/rural interface and the impact of subdivision and non-farm use within the ALR on an almost daily basis.

To achieve its objectives the Green Zone Committee has concentrated its efforts on a number of interrelated concerns. These have included amendments to the non conforming use section and an intensive agricultural section of the Municipal Act. Draft regulations with respect to intensive agriculture have been developed along with agricultural protection legislation. Also under consideration are agricultural codes of practice and the development of material to assist the general public in their understanding of intensive agriculture.

The Commission supports these efforts to come to grips with a difficult land use issue and recognizes that all elements of the program together form a complementary package. The Commission however, is aware that problems have resulted in the implementation of Section 977 (Intensive Agriculture) of the Municipal Act. An effort to resolve this situation is strongly encouraged.

When reviewing local government plans and bylaws, the Commission has found the question of regulating intensive agricultural operations to be a consistent concern. In many cases there is a genuine effort to develop policies that reflect the spirit of the Green Zone Program. Unfortunately some jurisdictions tend, all too often, to equate regulation with prohibition of intensive agriculture within the ALR.

Local governments are aware of the Green Zone Program and appear anxious to have the regulatory tools made available that are necessary to effectively and fairly deal with this issue. It is imperative that the implementation within each local jurisdiction be achieved through a consultative process.

The Commission views this program as complementary to its efforts. Further, it should aid in bridging the land use gap between local governments and the Province with respect to agricultural land preservation and use since local governments will play a central role in implementing the program's objectives.

2. Special Projects and ALR Review Program

As was mentioned previously, 1986-87 saw the termination of the Enhanced Fine Tuning Program. Despite this, sufficient funds were allocated to maintain, during the year, a staff of three persons to undertake special projects and area reviews of the ALR. This aspect of the program had a strong relationship to the previous ALR fine tuning work and in fact provided an opportunity to utilize updated information collected during the previous field season under the former program.

The primary focus of the special projects and ALR review team was the continuation of the ALR review in the Comox Strathcona and Alberni Clayoquot Regional Districts. In the Comox Strathcona Regional District, area review proposals have been forwarded to the Regional District for their comments and a public hearing will be held in fiscal year 1987-1988. The Alberni Clayoquot Regional District area review is at a preliminary stage and a significant amount of staff time will be required to complete this project.

The effort to maintain a Special Projects and ALR Review team during the fiscal year is indicative of the importance the Commission places on the need to undertake relatively detailed reviews in specific areas of the ALR. Not only is this program essential to enhance the credibility of the ALR but, along with the Plan Review Program, it allows reviews of the ALR to be tackled jointly with local governments taking into account other land management programs ongoing within their areas of jurisdiction.

Unfortunately, funding for specific individuals to work directly in the Special Projects and ALR Review Program was curtailed at the end of the fiscal year. This, however, will not spell an end to the program. The need to review portions of the ALR and in particular to respond to requests from local governments has never ceased being a priority. In the future these efforts will be taken up, as much as possible, by remaining staff. However, due to existing demands there will be a necessity to be selective in terms of projects undertaken with the inevitable result that some ALR reviews will be delayed for several years until staff time is available.

Examples of such projects and reviews completed or in progress in 1986-87 were as follows:

-the District of Vanderhoof ALR Review
-the District of Houston ALR Review
-the Fraser Cheam Electoral Areas 'B' & 'C' ALR Review (Floods Area)
-the District of Summerland ALR Review
-the West Howe Sound ALR Review
-the Blewett Area ALR Review
-the Slocan Valley ALR Review
-the Hamilton Area ALR Review in Richmond
-the Southlands Planning Study Review in Vancouver
-the ALR Review of lands east of Rosedale in Chilliwack

The above list provides good examples of ALR reviews being initiated as complementary projects to local government community planning efforts. In some cases the Commission itself may suggest the need for an ALR review due to an inordinate number of applications in a specific area, excessive subdivision, changing land use circumstances or new agricultural capability mapping in a particular area. Although the process leading to a review of the ALR has some similarities to the former fine tuning program, each review is tailor made to fit the requirements of the specific study area. Examples such as the Fraser Cheam and West Howe Sound projects listed above involved the complete remapping of the agricultural capabilities of the ALR lands in these respective areas by the Commission staff agrologist. This level of detail is, however, not required in all cases, nor are the staff resources available to do so. It is also not unusual that during the course of a review, good quality agricultural land not in the ALR may be identified and considered for inclusion. Despite differing approaches, a common denominator of all ALR reviews is the Commission's effort to strive for local government involvement at all stages of the process.

3. Commission Liaison Program

As a means of achieving its numerous action-oriented programs, the Commission attempts to meet with as many elected officials throughout the Province as budget and time constraints allow. The purpose of these meetings is to create or reaffirm long established working relationships, gain a better understanding of local issues and to stress the importance of the agricultural land preservation program and the need to consider the ALR in formulating planning goals and policies. Over the years, a great deal of success has been achieved as a result of these meetings and for the most part co-operation is now an accepted fact of life.

Some of the elected officials or representatives of councils and regional boards that met with the Commission in 1986-87 included Matsqui, Abbotsford, Vernon, Richmond, Enderby, Vanderhoof, North Saanich and the Regional District of Alberni Clayoquot.

As well, the Commission attended the Union of B.C. Municipalities annual convention which provides an opportunity to discuss local concerns with municipal council and regional board representatives. The Commission also attended the annual conventions of the B.C. Fruit Grower's Association and the Federation of Agriculture as well as being represented at the B.C. Cattlemen's Association annual convention.

Besides elected officials the Commission and/or staff met with staff persons representing local governments and various provincial and federal government ministries. Because the Commission consciously retains only a very small staff complement, it relies heavily on other agencies for information and assistance in administering the Agricultural Land Commission Act and its regulations. The Commission views this as a beneficial approach that helps to avoid duplication of effort and promotes co-operation and dialogue among the various agencies that deal with agricultural land in B.C. The Liaison Program directly contributes to the achievement of this end.

4. Commission Farmland Lease Program

Another action-oriented activity aimed at encouraging the development of farmland and farming enterprises is the Commission Farmland Lease Program. As stated earlier, the Commission presently owns approximately 3,970 hectares of farmland in various parts of the Province and manages an additional 1,120 hectares of Crown land. As policy the Commission has been actively soliciting the sale of these properties in order to convert them to private farm ownership. Last year the Commission sold three properties deriving $503,465 in revenue.

The Commission completed a review of all of the properties within its portfolio and was able to identify properties which it feels should be offered for sale. Unfortunately a number of these properties are not owned outright by the Commission but are under the jurisdiction of either the Ministry of Forests and Lands or the Ministry of Transportation and Highways. Lists of these properties have been submitted to these two agencies for them to undertake a review and determine if the properties may be sold. The Commission would like to sell as many properties to lessees as possible in the upcoming year. At the present time the Commission has 12 options to purchase documents in place with additional options to purchase on another 43 properties. At this time 70 properties do not have an option available due to their ownership being held by other agencies.

Throughout the year the Commission reviews and approves rental renewals on leased properties as negotiated by the Property Management Program of the Ministry of Agriculture and Fisheries. Unfortunately, during the fiscal year 1985 - 86 period, due to a shortage of staff in the Property Management Program the rental renewals were delayed. During the 1986 - 87 fiscal year the Property Management Program, with a new compliment of

staff, was able to undertake the review of all rental negotiations. At present rental rates on properties are up to date and at current market rates.

Last year rental and interest income from the lease of these properties amounted to over $510,000.00.

5. Policy Reviews

In July 1986 the Commission approved an order of general application regarding Forest Service Roads through the ALR. The Order refers specifically to the establishing of an existing road as a forest service road as opposed to the creation of a completely new forest service road. The Order will benefit both the Ministry of Forests and Lands and the Commission by eliminating administrative effort and time delays normally associated with the processing of an application for each proposed forest service road.

While the Order provides for minor relocation and widening of the existing roads involved, several conditions are attached to safeguard agricultural interests. These include:

- a possible review of a proposal by the Commission if requested by an affected land owner;
- portions or roads found unneeded following relocation are to be rehabilitated for agricultural use;
- consolidation or lease of residual portions of rights-of way less than .8094 hectares (2 acres) in size;
- the replacing or installation of fences and cattleguards;
- the protection of drainage and irrigation systems; and
- where the establishment of a forest service road removes agricultural crops the affected property owner will be compensated.

In approving the General order the Commission was particularly careful to ensure that none of the conditions compromise the rights of a property owner in negotiating a fair settlement with the Ministry of Forests and Lands where private property is affected.

6. Publications and Seminars

In November of 1982 the Commission and the Ministry of Municipal Affairs jointly published a booklet entitled "A Guide To The Relationship Between Agricultural Land Reserves and Local Government Plans and Bylaws". This publication has been very effective in assisting local governments in the preparation of official plans and their implementing bylaws. During 1986 - 87 the Commission and the Ministry of Municipal Affairs began work on updating the Guide to reflect past changes to the Municipal Act. It is hoped that the updated Guide will be available in the near future.

In February and March of 1985, the Commission published a Handbook which was presented to local government officials and personnel of various ministries in a series of seminars throughout the Province. The Handbook is a compendium of all information any government official at any level needs to have to understand the legislation, regulations, procedures, and policies with respect to the Agricultural Land Reserve. The beneficial effects of producing this Handbook continue to be seen in this fiscal year. Applications that are vetted through municipalities and regional districts are arriving at the Commission office with more complete and significant details. The Handbook has enabled many more people to increase their knowledge of the administration of the Agricultural Land Commission Act. Because of the format, updating the Handbook can be accomplished with relative ease and during the last year a number of amendments have been sent out to update the approximately 360 copies of the Handbook currently in circulation.

B. REACTION-ORIENTED PROGRAMS

1. Research and Processing Branch

a) Application Processing

As was mentioned earlier in this report, the Research and Processing Branch's responsibilities comprise the majority of the reaction-oriented elements of the Commission's workload. This sector of the administration of the Agricultural Land Reserve continues to take up a high percentage of staff and Commission time.

As with any form of regulation, objections to the restrictions are a reality and the Agricultural Land Commission Act and Regulations provide land owners with the means to apply to the Commission to do any of a number of actions, which fall, generally, into the following categories:

a) subdivide land within the ALR;
b) change land use within the ALR;
c) exclude land from the ALR; or
d) include land into the ALR.

Since 1980, the Research and Processing Branch staff, along with the Planning Branch staff, have been assigned their responsibilities on the basis of six large geographic regions, with a staff person assigned to each. This has enabled staff to become more familiar with a particular region and experience has shown this has assisted the Commission in making better-informed decisions. As well, this has expedited the processing of applications and has allowed staff to liaise better with local government staff and the public.

The volume of applications forwarded to the Commission for the 1986 calendar year tends to demonstrate an overall levelling off of the total influx of applications. In 1986, as summarized in the table below, there was an increase of applications to 1,027 compared to 940 received in 1985. However, the 1986 volume remained less than the total number of applications received in either 1984 or 1983.

TOTAL NUMBER OF APPLICATIONS RECEIVED
IN THE 1986 CALENDAR YEAR BY TYPE

Section of Act or Regulation	Type of Application	Number	% of Total
10(3)/(5)	-Inclusion	22	2.1
11(1)	-Block Exclusion by Local Gov't.	10	1.0
11(2)	-Subdivision/Use within the ALR by Local Gov't.	3	.3
12(1)	-Exclusion	159	15.5
20(1)/16/18	-Subdivision or Non-Farm Use	573	55.8
44(Regs)	-Special Case Uses	70	6.8
44(e)(Regs)	-Hwy, Road & Rail related Apps.	107	10.4
46 (Regs)	-Subdivision along ALR Boundary	9	.9
SCA	-Soil Conservation Act	74	7.2
TOTAL		1,027	100.0

FOR A SUMMARY OF ALR STATISTICS FOR THE 1986 CALENDAR YEAR, SEE SCHEDULE II, PAGE 36

The current volume of applications is expected to continue as the public's understanding of the importance of agricultural land preservation and the implications of the Agricultural Land Commission Act increases. In addition, consistency of decision making at all levels will ensure stability, increase confidence and influence the public's perception of permanence in the agricultural landscape. Gradual adjustment to the ALR boundary to improve its quality will also affect the volume of future applications. This is being accomplished through the:

-consideration of day-to-day applications;
-undertaking of special projects and ALR reviews; and
-community plan/zoning bylaw review program.

It should be noted however, that while the number of applications is remaining relatively steady, the amount of time spent on each individual application has increased significantly. In the early years of the Commission's work, many applications appeared to be fairly straight forward, but over the years, a number of influencing factors and circumstances have tended to make the applications more complex. Increasingly, more reviews of official community plans have been carried out by the Commission throughout the Province, and past resolutions of the Commission and policy implications have to be analyzed. Furthermore, there has often been an earlier ALR area review carried out by the Commission which may have a bearing on an application. Over the years the volume of immediately adjacent and nearby applications has also continued to grow, and the Commission needs to be kept apprised of previous decisions to ensure consistency in decision making as well as to determine if there are any local trends that are emerging from these applications. This invariably leads to more time being spent researching individual applications.

In addition, it is estimated that on average one in five applications go back for Commission reconsideration at least once in response to new information provided by the applicant. In 1986 there were approximately 200 reconsiderations of past applications. This reconsideration process, therefore, also adds significantly to staff and Commission time commitments.

Most of the applications considered by the Commission did not fall into the exclusion or inclusion categories, but rather, were requests for subdivision or non-farm use within the ALR. In many cases the reason stated for submitting an application is to provide residential or farm property for family members who otherwise could not afford to purchase property on their own. The hardship

of financial difficulties associated with the farm operation is also often cited as a reason for the application, with applicants hoping that the requested approvals would provide sufficient capital to remain in business.

Hardship, as the basis of an application, is a very difficult consideration for the Commission in its decision making role. In practical terms it is very difficult to accurately measure the degree of hardship and subsequently use this as a guide to decision making. Also, while dealing with a current problem, the long term implications of a decision must not be forgotten. By way of example, if a farmer is in a difficult situation due to external factors such as market trends or rising interest rates, subdivision with the intent of selling off a portion of the farm may provide a short term solution. However, in the long run such action may have a direct impact in undermining the farm as a productive unit.

The Commission is also aware and concerned with a continuing trend on the part of individuals and local governments to view the ALR as a land bank for non agricultural uses. While residential uses are often proposed on ALR lands, all too often the ALR is also called upon to provide land for industrial, institutional and recreational uses - all primarily serving urban populations. By way of example, applications for open space recreation uses such as golf courses can, through the location of this single use, remove from production considerable amounts of agricultural land. It is often argued that the nature of open space uses allows conversion back to agricultural production in the future. This, however, belies the capitalization and commitment to the new non-farm use that tends to rule out any prospect of a return to agricultural use.

Unfortunately, during the course of considering applications, the Commission is aware that there remains an attitude amongst both the general public and many elected officials that the use of our limited agricultural resource for food production is simply an interim use awaiting non agricultural development. With a steadily growing provincial population it is essential that the use of our foodlands for agricultural production be regarded as an end in itself. This is particularly important if our current level of self sufficiency is to be maintained or expanded and it is within this context that the processing of applications is undertaken.

(b) Transportation and Utility Corridor Reviews

The Commission involves itself in reviews of major transportation and other linear corridors including proposed highway routings, local road networks, and power lines. These reviews are similar to the Commission's involvement with community plans and bylaws. The Commission attempts to ensure that these utility corridors are located in such a manner as to have minimal impact on the existing and/or future agricultural use of ALR land.

During the past fiscal year work continued on considering the Coquihalla Highway Phase 3 extension from Merritt into the Okanagan. In addition the Commission dealt with over 100 other highway and railway improvements or widenings throughout the Province. While most of these highway or rail corridor improvements were approved, the majority of approvals were conditional. These conditions most often relate to ensuring negative impacts of the project on agriculture are lessened or eliminated.

2. Soil Conservation Act

Administration of the Soil Conservation Act is considered by the Commission to be a reaction-oriented activity. The Commission has limited staff to perform a watchdog function or to actively inspect ALR's throughout the Province looking for infractions to this Act. Although the Ministry of Agriculture and Fisheries has appointed several employees as inspectors pursuant to the Act, the Commission depends on local governments to be cognizant of the Act, to appoint enforcement officers, and to perform that surveillance function and advise the Commission of possible infractions.

The Commission's main concerns when considering applications to remove soil or place fill are as follows:

a) will the activity cause danger to adjacent lands, structures or rights-of-way;
b) will the activity adversely affect the flow of water on the land;
c) will the activity make the land unsuitable for agriculture; and
d) will the activity adversely affect farming on adjacent land.

Quite often, when issuing a permit, the Commission will require that the land be rehabilitated to its original condition or to a state acceptable to the Commission.

3. Mapping Branch

The Mapping Branch is responsible for a wide range of activities and plays a strong supportive role to other Commission functions. The following is a list of the Mapping Branch's key responsibilities:

a) updating official ALR maps;
b) assembling displays for seminars, hearings, public meetings and submission to the Environment and Land Use Committee of Cabinet;
c) plotting Commission decisions following a review of applications;
d) responding to public enquiries; and
e) maintaining a collection of maps, airphotos and other visual aids used for presentation purposes.

During the next year, the Mapping Branch will continue its program of progressively replacing outdated base maps with larger scale constituent maps where new mapping has become available. The Mapping Branch will also be involved in a major revision of mapping on the east coast of Vancouver Island as the Comox-Strathcona Regional District block application related to the work of the former enhanced fine tuning program is completed. Maps play a central role in the Commission's efforts to administer the ALR. The role of the Mapping branch in assisting these efforts can not be underestimated.

THE COMMISSION'S PROGRAMS AND OBJECTIVES FOR 1987 - 88

The Commission will continue its involvement in the several Action and Reaction Oriented Programs as previously outlined. To enhance these efforts the following matters will be pursued during the next fiscal year.

1. Despite budgetary constraints the Commission will continue its efforts to meet with local governments to facilitate an improved understanding of mutual concerns especially as they affect planning programs involving the agricultural resource and individual applications.

2. The Commission will continue its program of undertaking area specific ALR reviews in order to rationalize the ALR boundaries and reduce the number of future applications. Examples of ALR reviews in progress or planned include: the Slocan Valley, Vanderhoof Area, Prince George, the River Road area of Richmond, specific areas of the Fraser Fort George Regional District and the Joe Rich Valley in the Central Okanagan Regional District.

3. Commission staff will participate in a series of province wide seminars organized by the Ministry of Municipal Affairs to review the procedures involved in plan and bylaw reviews. It is planned that the meetings will be held in various locations and involve both local government and Provincial personnel.

4. In order to reflect changes to the Municipal Act the Commission will work with the Ministry of Municipal Affairs to update, "A Guide to the Relationship Between Agricultural Land Reserves and Local Government Plans and Bylaws".

5. The Commission intends to continue work on the recently initiated Strategic Business Plan as an aid in establishing direction, priorities and project plans in an effort to better serve the public.

6. Work will be undertaken to update the Commission Protocol Agreements with the Ministry of Forests and Lands.

7. The Commission will continue to participate actively in the Green Zone Program of the Ministry of Agriculture and Fisheries to aid as required the further implementation of the program.

8. With the assistance of the Property Management Program of the Ministry of Agriculture and Fisheries, the Commission will continue to pursue its objective of returning as many properties to private ownership as possible.

9. With the acquisition of additional computer facilities during the next fiscal year an effort will be made to expand and enhance our statistical information with the objective of more effectively monitoring the program's performance.

10. Efforts will be made to produce a new brochure and information package explaining the provincial agricultural land preservation program to compliment the Commission's Liaison Program.

PROVINCIAL AGRICULTURAL LAND COMMISSION STAFF - 31 MARCH 1987

Robert P. Murdoch
General Manager

ADMINISTRATIVE SUPPORT BRANCH

M. Jean Sherwood, Executive Secretary

Rose Langston
Patricia Redman
Lori McMullen
Lucena Varias

PLANNING, PROCESSING AND TECHNICAL BRANCH

Jim P. Plotnikoff, Director

Planning Branch

Mark Gillis
Barry Smith

Research and Processing Branch

Raymond Candy
Colin Fry
Shirley Brightman
Everett Lew
Brian Underhill
Brenda Felker
Barbara Snyder

Mapping Branch

Gordon Bednard

SOILS AND PROPERTY MANAGEMENT BRANCH

Kirk B. Miller, Director

Brian McBride, Soils Agrologist
J. Jay Simons, Planner
Elizabeth Zweck von Zweckenburg, Soils Agrologist

PROVINCIAL AGRICULTURAL LAND COMMISSION
FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1987

STATEMENT OF REVIEW

Income received and credited to the consolidated revenue fund of the Province of British Columbia was as follows:

	1986/87	1985/86
Sale of properties (Note 5)	$159,238	$1,680,124
Property Management Program:		
Rental Income	413,774	421,756
Interest Income	80,593	96,375
Other Income	12,102	11,851
	665,707	2,210,106
Accrued Income Adjustment	3,153	13,015
Total Income Accrual Basis	$668,860	$2,223,121

STATEMENT OF EXPENDITURE

Description	Administr	Special Projects/ ALR Review	Total 86/87	Total 85/86
Salaries & Benefits	$648,328	$118,997	$ 767,325	$ 749,326
Fees & Allowances	89,671	--	89,671	81,264
Professional Services	28,098	4,147	32,245	33,407
Travel	15,041	5,833	20,874	58,593
Communications	19,980	--	19,980	24,315
Office	6,703	760	7,463	13,259
Furniture & Equipment	6,826	569	7,395	7,808
Materials & Supplies	3,148	604	3,752	5,205
Rent	207,840	--	207,840	197,993
Grants	--	--	--	--
Computer Equipment	4,220	--	4,220	5,887
Other	1,341	--	1,341	2,406
	$1,031,196	$130,910	$1,162,106	$1,147,249

Approved by the Commission

I. D. Paton, Chairman

R. P. Murdoch, General Manager

PROVINCIAL AGRICULTURAL LAND COMMISSION
NOTES TO FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1987

Notes:

1. Assets - Land, Buildings and Loans Receivable

Estimated market values for Commission owned and administered properties at 31 March 1987 were as follows:

	86/87	85/86
Land Values	$30,393,788	$32,892,501
Building Values:		
- Government owned	1,674,342	1,599,449
- Lessee owned	2,370,299	2,363,463
Improvement Loans Receivable	715,645	785,178
	$35,154,074	$37,640,591

2. Contingent Liabilities

The Agricultural Land Commission requirement to purchase lessee improvements in the event of lessee terminations generated the following contingent liabilities:

	86/87	85/86
Land Improvements	$ 863,801	$ 776,035
Buildings	2,370,299	2,363,463
	$3,234,100	$3,139,498

3. Accrued Receivables

	86/87	85/86
Accrued Rent	$ 73,727	$ 66,227
Accrued Taxes	--	12,191
Accrued Interest	449	4,347
	$ 74,176	$ 82,765

PROVINCIAL AGRICULTURAL LAND COMMISSION
NOTES TO FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH 1987

4. Compensation Payments
for the year ended 31 March 1986

		Total Compensation	Amount Due Province	Net Payment
No. 8(a)	Bouvier	$ 134,799	$ 85,738	$ 49,061
No. 22.15	MacInnes	21,000	7,278	13,722
No. 1	Douce	38,700	13,553	25,147
No. 3	Weaver	46,598	33,749	12,849
		$ 241,097	$140,318	$ 100,779

5. Sale of Properties*

Name	Gross	Net
No. 22.15 MacInnes	$ 306,000	$ 292,278
	306,000	$ 292,278
Less adjustment for rent, taxes & compensation		$(133,040)
	$306,000	$ 159,238

*Two other properties administered under the term of the Commission lease program for the Ministry of Forests and Lands, Property No. 86 (Van Viet) and Property No. 29 (Gableman) were also sold, proceeds from the sales of Property No. 86 - $120,000 and Property No. 29 - $77,465 were paid to the Ministry of Forests and Lands.

SCHEDULE I

A SUMMARY OF AGRICULTURAL LAND COMMISSION OFFICAL PLAN, BYLAW AND ALR REVIEWS BY REGIONAL DISTRICT

(Fiscal Year 1986 - 87)

ALBERNI-CLAYOQUOT
- Port Alberni Airport

BULKLEY-NECHAKO
- District of Vanderhoof ALR Review
- District of Houston ALR Review
- Smithers-Telkwa OSP Review

CAPITAL
- City of Colwood OCP
- Metchosin OCP

CARIBOO
- Quesnel OCP
- Quesnel Zoning Bylaw

CENTRAL FRASER VALLEY
- Matsqui OCP Policy - Downes Road
- Huntingdon OCP
- Sumas Prairie - 20 Acre Subdivision Policy
- Abbotsford A-5 Zoning Bylaw Amendment

CENTRAL KOOTENAY
- Castlegar Fringe OSP

CENTRAL OKANAGAN
- City of Kelowna OCP
- Highways: Coquihalla-Okanagan: Phase 3
- City of Kelowna: McCulloch Road

COMOX-STRATHCONA
- Quadra Island Zoning Bylaw
- Deep Bay/Oyster River ALR Fine Tuning Review

COWICHAN VALLEY
- Shawnigan Lake OCP
- Electoral Area 'B' Zoning Bylaw # 985
- Electoral Area 'F' & 'I' Zoning Bylaw #1000
- Electoral Area 'H' Zoning Bylaw #1020

DEWDNEY-ALOUETTE
- Deroche/Lake Errock/Nicomen Island OCP

EAST KOOTENAY
- City of Cranbrook OCP
- City of Cranbrook Boundary Extension
- District of Sparwood Boundary Extension

FRASER-FORT GEORGE
- Tabor Lake/Stone Creek OCP
- Chilako River/Nechako OCP
- Salmon River Lakes OCP
- Robson Canoe Valley OSP
- Willow River/Upper Fraser Valley OCP

GREATER VANCOUVER
- Southlands Planning Study
- Richmond OCP

ISLANDS TRUST
- Lasqueti Island Rural Land Use Bylaw

KITIMAT-STIKINE
- Greater Terrace OCP

NANAIMO
- Shaw Hill/Deep Bay ALR Fine Tuning Review
- Nanoose/Englishman OCP
- Cedar, Branberry, Bright OCP
- East Wellington, Lantzville OCP

NORTH OKANAGAN
- City of Enderby Boundary Extension
- Okanagan Landing Incorporation

OKANAGAN SIMILKAMEEN
- District of Summerland ALR Review
- District of Summerland-Bonnano/Strafehl/ Oliver South Extended Fringe OCP
- Chain, Link, Osprey Lakes Rural Land Use Bylaw

PEACE RIVER-LIARD
- Chetwynd OCP
- Bylaw #481: An Amendment to Zoning Bylaw #431
- Fort St. John Area OSP/Zoning Amendment
- Dawson Creek Area Zoning Bylaw
- Fort Nelson Rural Area OCP
- Chetwynd Rural Area Zoning Bylaw
- Fort Nelson Area Zoning Bylaw
- Dawson Creek Area OCP
- Village of Taylor OCP
- Village of Taylor Zoning Bylaw

POWELL RIVER
- Texada Island OCP

SQUAMISH-LILLOOET
- Lillooet Fringe Area OCP
- Pemberton Fine Tuning ALR Review

SUNSHINE COAST
- West Howe Sound OSP Area ALR Review
- West Howe Sound OSP

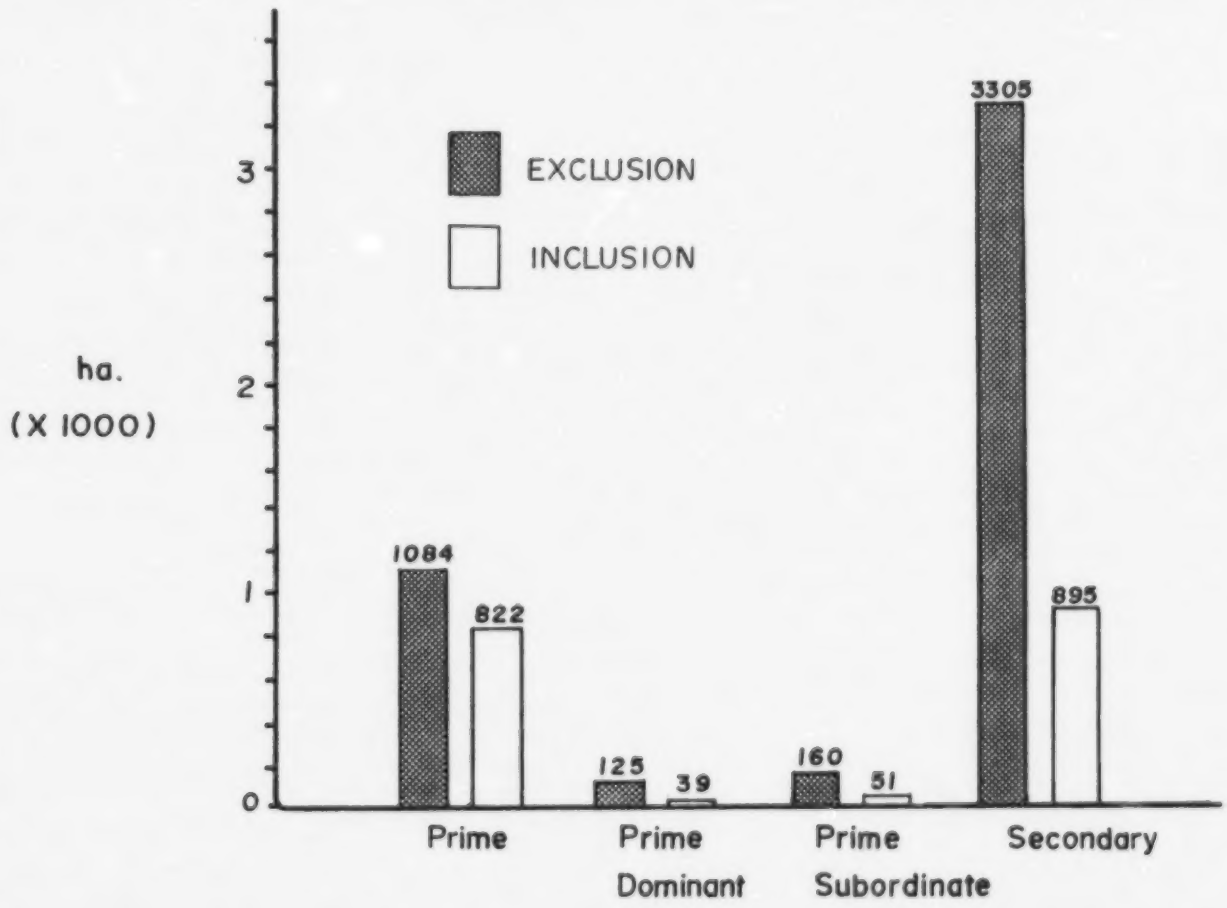
THOMPSON-NICOLA
- City of Merritt OCP

SUMMARY OF A.L.R. STATISTICS FOR 1986

All statistics based on calendar year

Area of land in the A.L.R. (January 1,1987)	4,693,807 ha.
Total number of applications received (January 1,1986 - December 31, 1986)	1027
Total area Excluded (1986)	4674 ha.
Total area Included (1986)	1807 ha.

AGRICULTURAL CAPABILITY* OF AREAS INCLUDED AND / OR EXCLUDED



*See Schedule III for further information regarding agricultural capability

ADMINISTRATIVE REGIONS BY REGIONAL DISTRICT

NORTHERN REGION

CENTRAL INTERIOR REGION

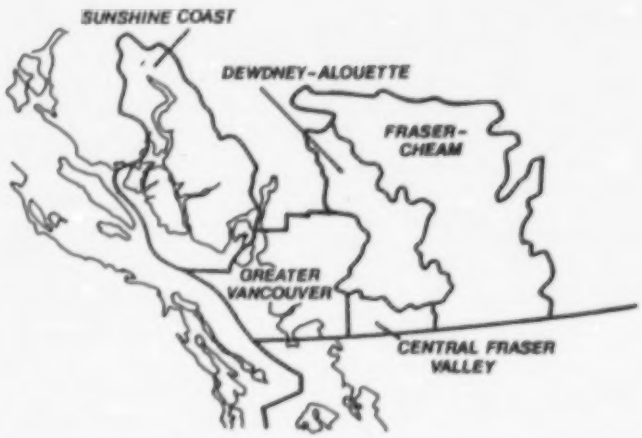
OKANAGAN REGION

KOOTENAY REGION

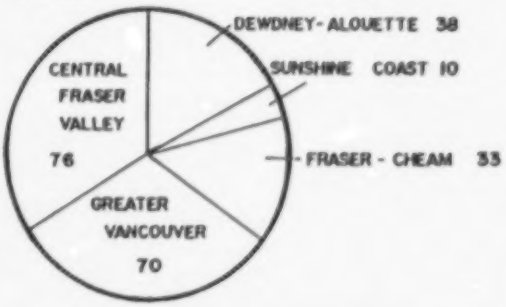
LOWER MAINLAND REGION

VANCOUVER ISLAND REGION

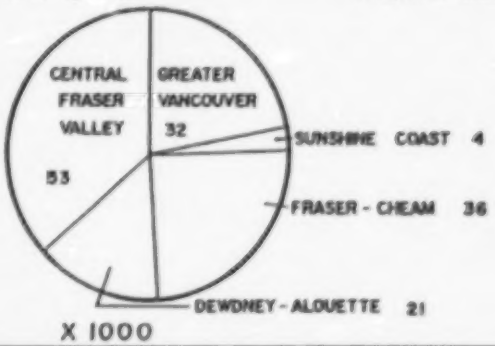
LOWER MAINLAND REGION 1986



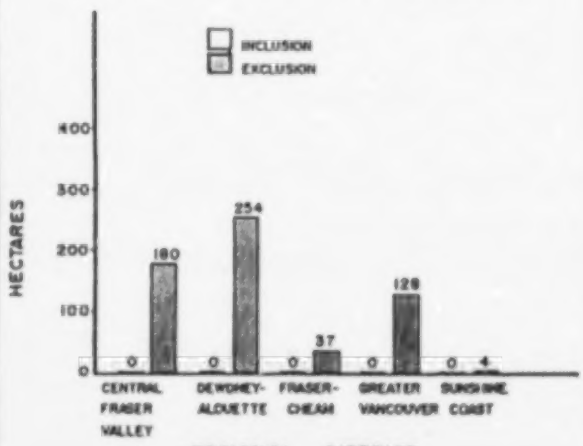
TOTAL NUMBER OF APPLICATIONS RECEIVED 227



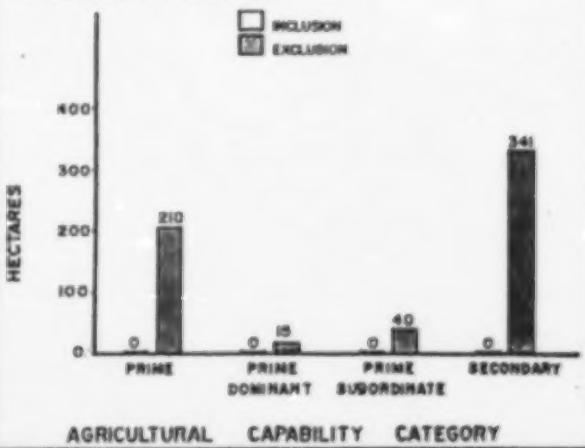
AREA OF LAND IN THE A.L.R. JAN. 1, 1987 145,056 ha.



TOTAL AREA INCLUDED / EXCLUDED

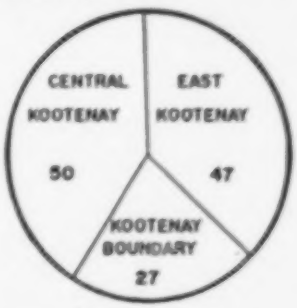


AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED

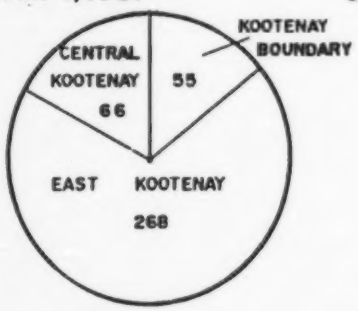


KOOTENAY REGION 1986

TOTAL NUMBER OF APPLICATIONS RECEIVED 124

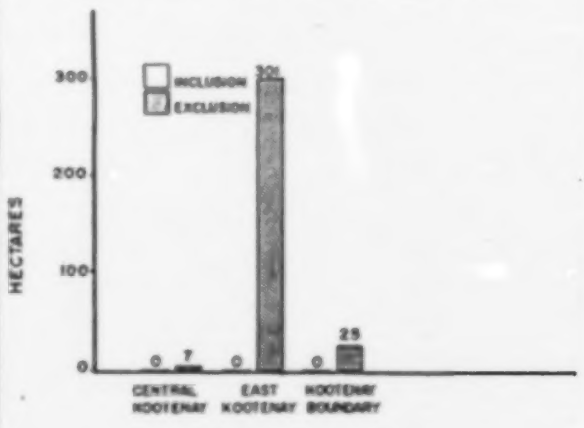


AREA OF LAND IN THE A.L.R. JAN. 1, 1987 388,828 ha.

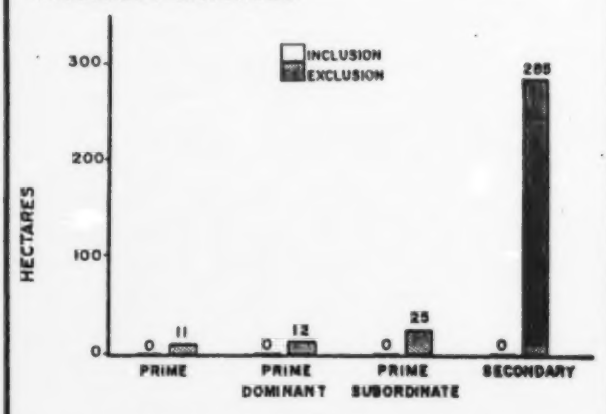


X 1000

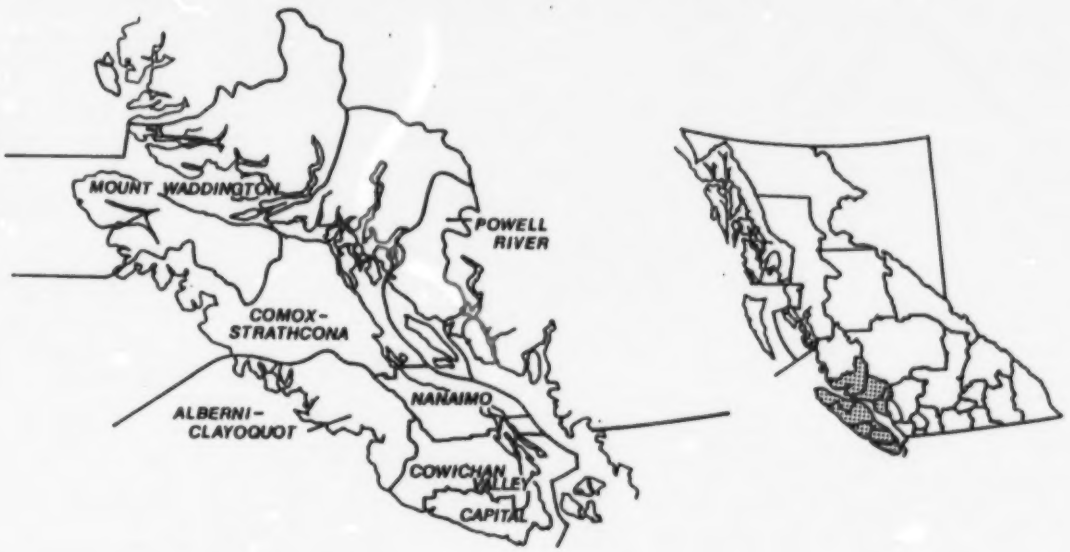
TOTAL AREA INCLUDED / EXCLUDED



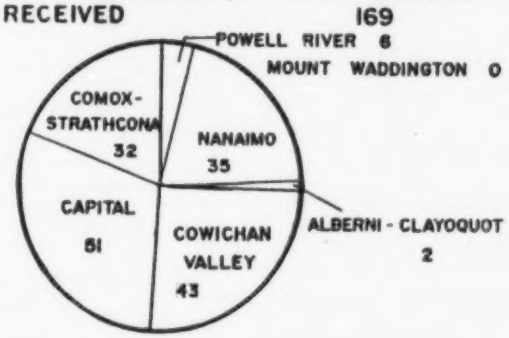
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



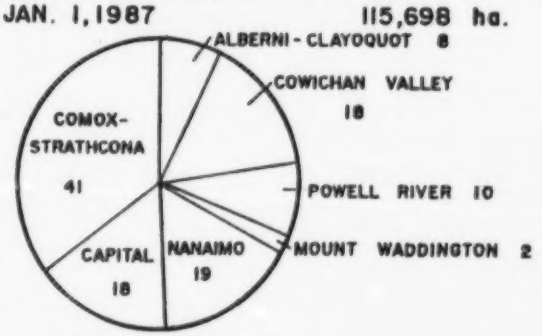
VANCOUVER ISLAND REGION 1986



TOTAL NUMBER OF APPLICATIONS RECEIVED 169

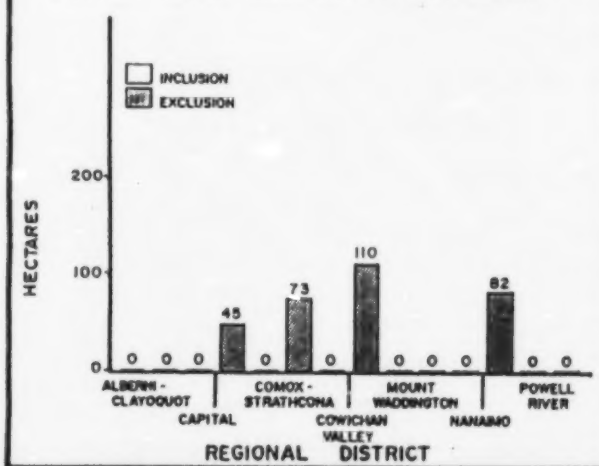


AREA OF LAND IN THE A.L.R. JAN. 1, 1987 115,698 ha.

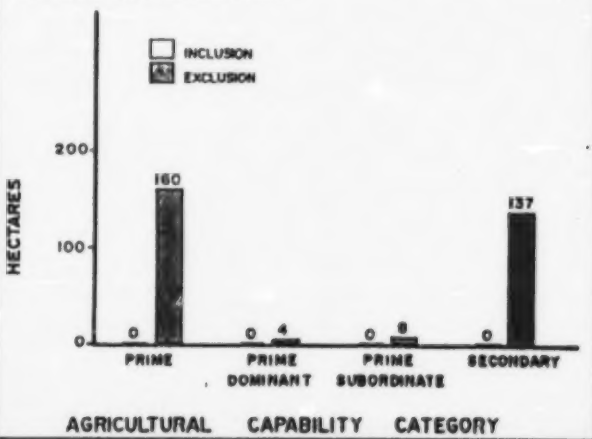


X 1000

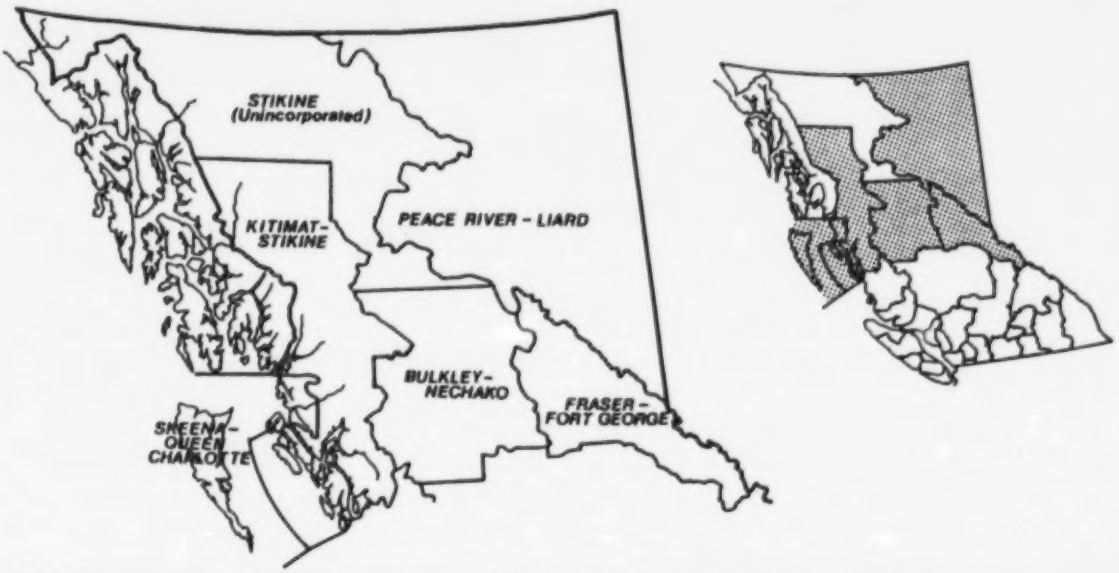
TOTAL AREA INCLUDED / EXCLUDED



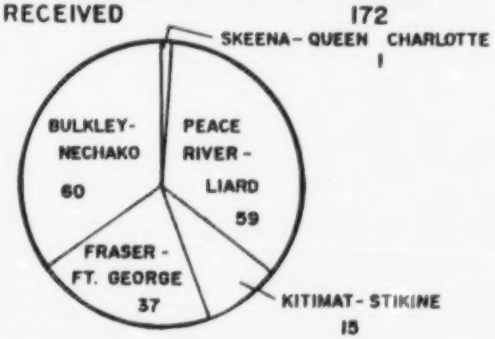
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



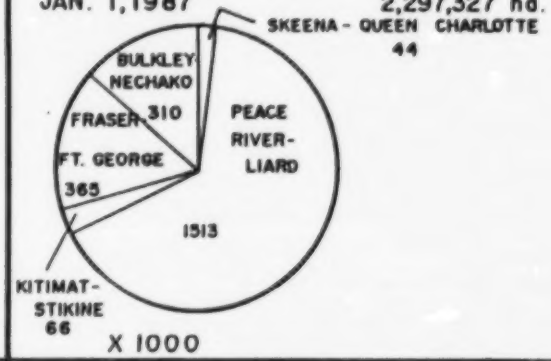
NORTHERN REGION 1986



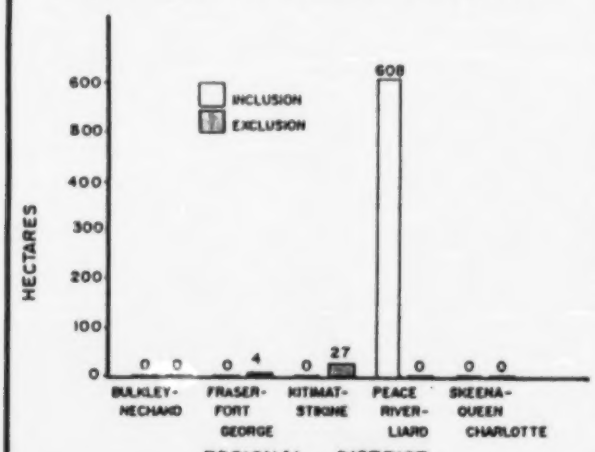
TOTAL NUMBER OF APPLICATIONS RECEIVED 172



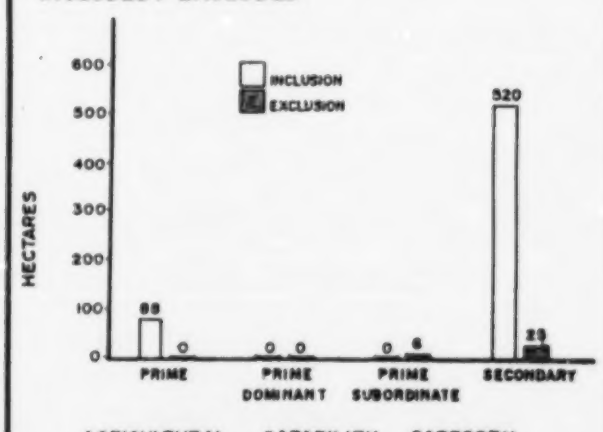
AREA OF LAND IN THE A.L.R. JAN. 1, 1987 2,297,327 ha.



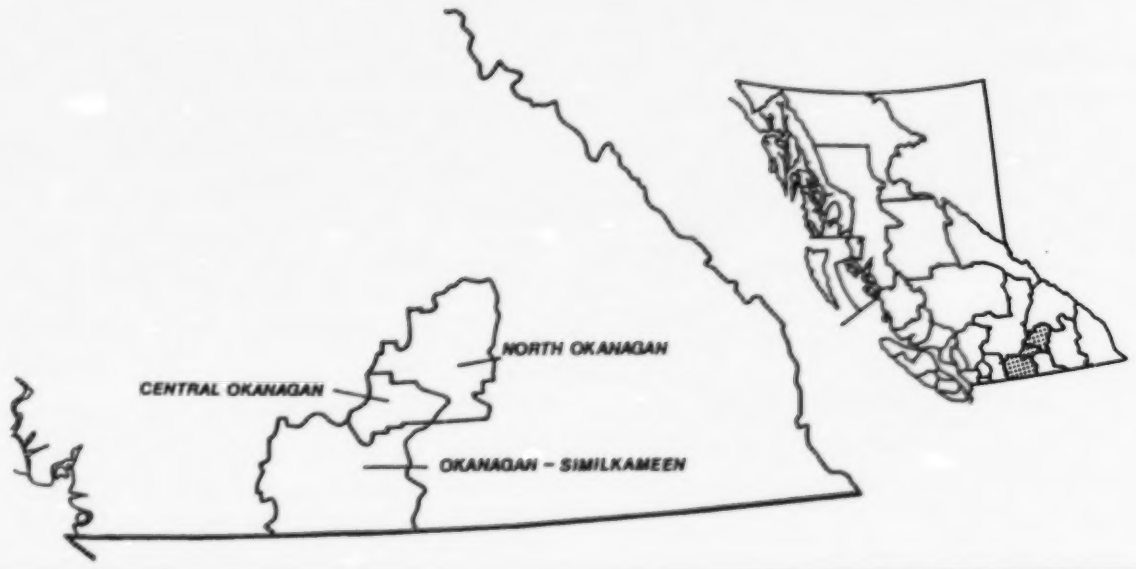
TOTAL AREA INCLUDED / EXCLUDED



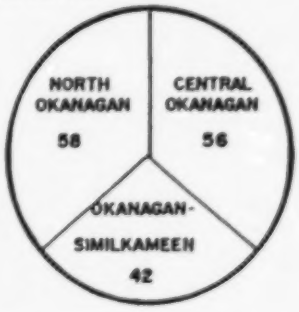
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



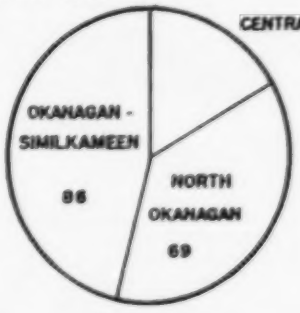
OKANAGAN REGION 1986



TOTAL NUMBER OF APPLICATIONS RECEIVED 156

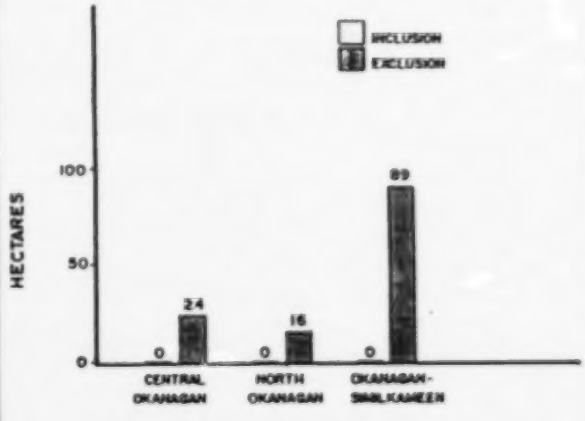


AREA OF LAND IN THE A.L.R.
JAN. 1, 1987 185,575 ha.

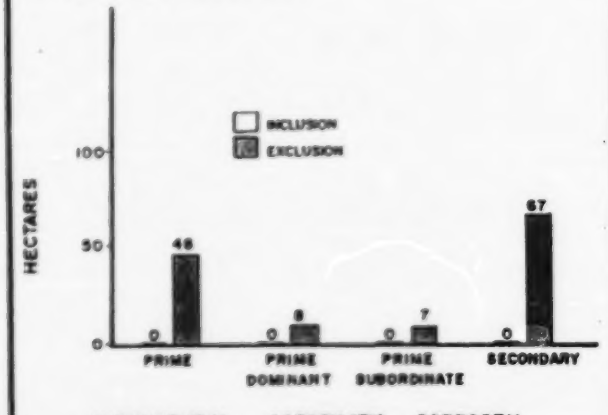


X 1000

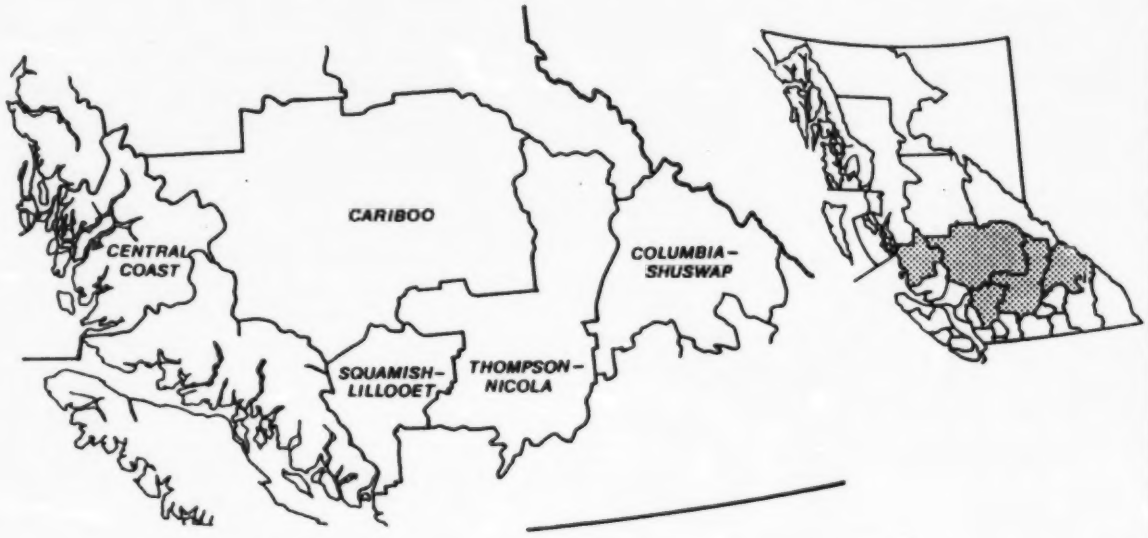
TOTAL AREA INCLUDED / EXCLUDED



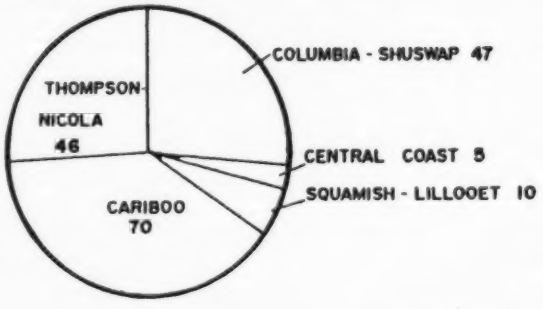
AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



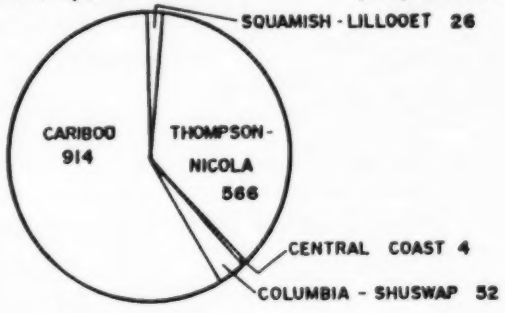
CENTRAL INTERIOR REGION 1986



TOTAL NUMBER OF APPLICATIONS RECEIVED 178

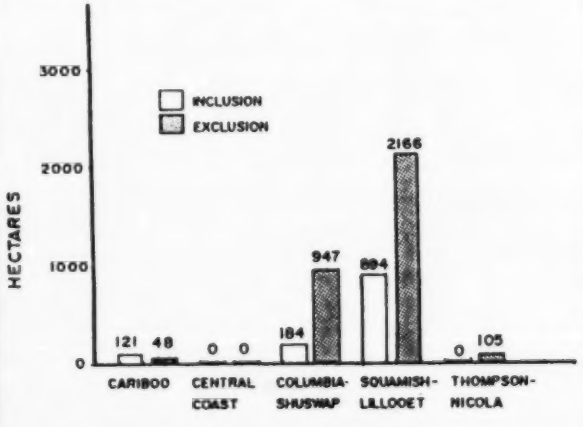


AREA OF LAND IN THE A.L.R. JAN. 1, 1987 1,561,325 ha.

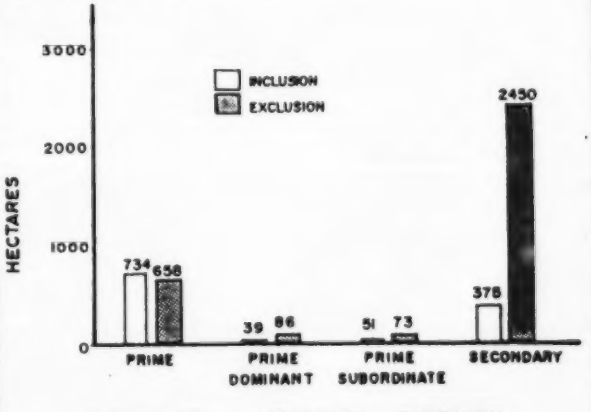


X 1000

TOTAL AREA INCLUDED / EXCLUDED



AGRICULTURAL CAPABILITY OF AREAS INCLUDED / EXCLUDED



Schedule III

LAND CAPABILITY CLASSIFICATION FOR AGRICULTURE IN BRITISH COLUMBIA

The Commission review of applications is closely tied to the "Land Capability Classification for Agriculture in British Columbia". This classification system determines the land's capability for agricultural uses by assessing both the soil and climate limitations. As the thermal limitations cannot be improved, the climate will determine the range of crops possible in an area, while the soil limitation describes the type and level of management practices required.

In this classification system, organic and mineral soils are grouped into seven classes according to their potentials and limitations for agricultural use. In general, the yield or range of crops decreases and the intensity of management increases from class 1 to class 7.

The Agricultural Land Reserve areas throughout the Province have been delineated on the basis of maps produced from this classification system. The Commission continues to use these maps as a general guide when formulating decisions on various applications and agricultural land use matters.

Several other factors are also considered such as site suitability, surrounding land uses, and community growth plans and policies. As well, the impact a proposal may have on adjacent properties or the integrity of the farming community is taken into consideration.

The following is a summary of the agricultural capability classes.

Agricultural Capability Classes

Class 1	These soils are able to support the widest range of crops and have either no or very slight limitations to agricultural production.
Class 2	These soils have minor limitations which slightly restrict the range of crops or require good on-going management practices.
Class 3	These soils have moderate limitations which restrict the choice of suitable crops and/or require moderately intensive on-going management practices.
Class 4	These soils have limitations that severely restrict the range of crops or their area is suited only to a few specialized crops and requires specialized on-going management practices.
Class 5	These soils have limitations that restrict their area to the production of perennial forage crops.
Class 6	These soils are considered non-arable and only have potential for native or uncultivated forage crops.
Class 7	These soils are non-arable and have no potential for agriculture.

For statistical purposes the Commission has generalized agricultural capabilities into four categories as follows:

Generalized Agricultural Capabilities

Prime	**Class 1 to 3** the agricultural capability unit consists totally of Class 1 to 3 inclusive e.g. 2^{2} - 3^{3}
Prime Dominant Complex	**Class 1 to 3 Dominant** the major portion (over 50%) of the agricultural capability unit is the prime category e.g. 3^{6} - 5^{4}
Prime Subordinate Complex	**Class 1 to 3 Subordinate** the lesser portion (less than 50%) of the agricultural capability unit is in the prime e.g. 5^{6} - 3^{4}
Secondary	**Class 4 to 7** the agricultural capability unit consists totally of Class 4 - 7 (including complex if the unit is 4 or poorer) e.g. 5^{6} - 4^{3} - 6^{1}

(NOTE: In cases where the agricultural capability units indicate a Class 1 to 3 inclusive as 50% (e.g. 3^{5} - 4^{3} - 5^{2}), one half of the area is categorized as prime and one half as secondary.)